

**PUBLIC NOTICE  
CITY OF RYE**

**PLEASE TAKE NOTICE** that the Board of Appeals of the City of Rye, New York, will conduct a public hearing at Rye City Hall, 1051 Boston Post Road, on Thursday, **November 15, 2012 at 7:30 P.M.** on the following applications requesting relief from Chapter 197 of the Zoning Code of the City of Rye. The deliberative session of the Board is an open public meeting and held after 7:00 PM in Mayor's Conference Room.

**#12-51**        **77 GREENHAVEN RD, Raymond & Marilyn Quatararo, Owners,** (tax map 153.13-1-16) requesting a variance to increase the F.A.R. to 0.22, a 0.02 (10%) increase over the maximum permitted F.A.R. or a 518.96 sq. ft. increase over the allowable square footage. (Chapter 197, Article VIII, §197-86, Table A, Col. 5), a 9 ft. front yard variance and a 5 ft. rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Cols. 8 & 11) for a two-story addition and 1 1/2 story garage.

**#12-61**        **475 STUYVESANT AVE, Shenorock Shore Club, Inc. Owner** (tax map 153.18-1-9) requesting a 15 ft. specified distance variance (Chapter 197, Article VIII, §197-86, Table C, Col. 12) to construct a paddle court.

**#12-66**        **80 HEWLETT AVE., Geoffrey & Anne Teillon, Owners,** (tax map 153.11.1.34) requesting a 1 ft. side yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 9) for reconstruction of existing sunroom.

**#12-67**        **256 NORTH ST., Richard Burke, Owner,** (tax map 146.6.1.71) requesting a 8.5 ft and 10.7 ft. rear yard variances (Chapter 197, Article VIII, §197-86, Table A, Col. 11) to construct one-story addition and legalize deck.

**#12-68**        **94 WAPPANOCKA AVE., Richard Azer, Owner,** (tax map 139.19-2-40) requesting a variance to increase the F.A.R. to 0.68, a 0.25 (58%) increase over the maximum permitted F.A.R. or a 1,539 sq. ft. increase over the maximum permitted square footage (Chapter 197, Article V, §197-43), a 19 ft. front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 8), a 1.75 ft. side yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 9) ,a 4.69 ft total of two side yards variance (Chapter 197-, Article VIII, §197-86, Table A, Col. 10) and a 2 ft. height variance (Chapter 197, Article VIII, §197-86, Table A, Col. 14) to elevate existing home above the flood elevation with a side addition of a mudroom and construction of rear deck.

**#12-69**        **16 SCHOOL ST., School St. LLC, Owner,** (tax map 146.7.3.31) requesting an interpretation, of the Rye City Code, Chapter 197, Article VIII, Table B, professional offices.

**#12-70**        **33 HELEN AVE, AV Development Group, Contract Vendee,** (tax map 153.6.3.67) requesting a variance to increase the F.A.R. to 0.489, a .039 or (8.7%) over the maximum permitted F.A.R. or a 222.3 sq. ft increase over the maximum permitted square footage (Chapter 197, Article V, §197-43, non-conforming lot), a12-ft. rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 11), a 4 ft. front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 8.), a.1 ft side yard variance (Chapter 197, Article VIII< §197-86, Table A, Col. 9) and a .6 ft. total of two side yards variance (Chapter 197, Article VIII, §197-86, Table A, Col. 10) to construct a 2-story addition , new second floor, rear deck and front porch.

**#12-71**        **75 MILTON RD, Blind Brook Lodge Owners**, (tax map 146.11.3.31) requesting a special exemption variance to permit the addition of 67 parking spaces on a legal non-conforming lot (Chapter 197-82 (A) and a variance to increase the intensity of use greater than 30%.

**#12-72**        **39 MANURSING AVE, aka 176 GRACE CHURCH ST, Sean & Mary Rogers, Owners**, (tax map 146.8.2.5) requesting a variance to increase the F.A.R. to 0.161, a 0.01 (6.6%) increase over the maximum permitted F.A.R. or a 524.7 sq. ft increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col. 5) to construct 2 one-story bumpout additions for a new breakfast room and expanded kitchen/pantry area, new attic dormers and new front porch.

**#12-73**        **51 GREEN AVE., Rich & Michelle Cappellano, Owners** (tax map 153.11-2-61) requesting an 8.2 ft. rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 11) to construct a rear deck and pergola.

Plans and other data pertaining to these applications are on file at the office of the City Clerk and open for public inspection. All persons, including corporations, interested in any of these matters will be given an opportunity to be heard.

Inspection of these properties will be made by Board members at various times between Saturday, October 13, 2012 and Thursday, October 18, 2012.

**Due to the possibility of a meeting cancellation or postponement of an application, applicants and interested parties should call the City Clerk's office (914 967-7371) the day of the meeting (after 2:00 P.M.) to confirm meeting date, time and agenda.**

Dawn F. Nodarse  
Secretary, Board of Appeals  
Dated: November 9, 2012